

CLARENDON HILL: **COMMUNITY MEETING #3**

November 14, 2016

Agenda

Introduction & Overview

Update on Resident Engagement

Review of Process

Presentation of Preferred Alternative

Shift to Focus Groups

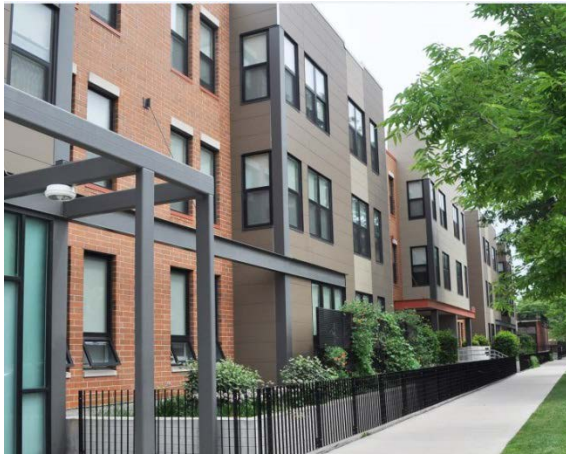
- *Traffic & Parking*
- *Landscape Opportunities*
- *Design & Density*
- *Housing Program*

OVERVIEW

Why we are doing this:

**First and foremost,
provide the existing
Clarendon Hills residents
with better quality housing.**

Uniquely Qualified Development Team



Design Team:

- ICON Architecture
- Davis Square Architects
- DREAM Collaborative
- Copley Wolff Landscape Architects

RESIDENT ENGAGEMENT

Relocation Discussion:

- ***Relocation Consultant on board – has begun working with Residents***
- ***Met with Residents on November 3rd***
- ***All residents will be rehoused***
- ***All 216 units will remain permanently affordable!***

Clarendon Residents United

- ***CRU formed November 10th***
- ***Elected Co-presidents, Board members & other Leadership Positions***
- ***Passed Bylaws***
- ***Voted to work with Greater Boston Legal Services***

Congratulations to new Board!

Sonia Rosa

Co-President

Letissia Scott

Co-President

Regina Beriguete

Treasurer

Michelle Calderon

Board Member

Maggie Joseph

Board Member

Justina Mwabinwe

Board Member

Rueben Seggalye

Board Member

REVIEW OF PROCESS

What is the plan for Clarendon Hill?

Creation of a welcoming, mixed-income community – for all income levels, with varied unit types and building scales

Up to 600 Apartments:

- Replacement of 216 Deeply Affordable Units
- Up to 350 New Units
- 46% of units will be affordable

Extensive Open Space – the current plan has **42%**

New Streets and Parking to enhance neighborhood circulation.

Meeting #1 September 14th

Long Views

Alewife Brook Parkway

Taller Along Parkway

Parkway

New Park

Neighborhood Scale

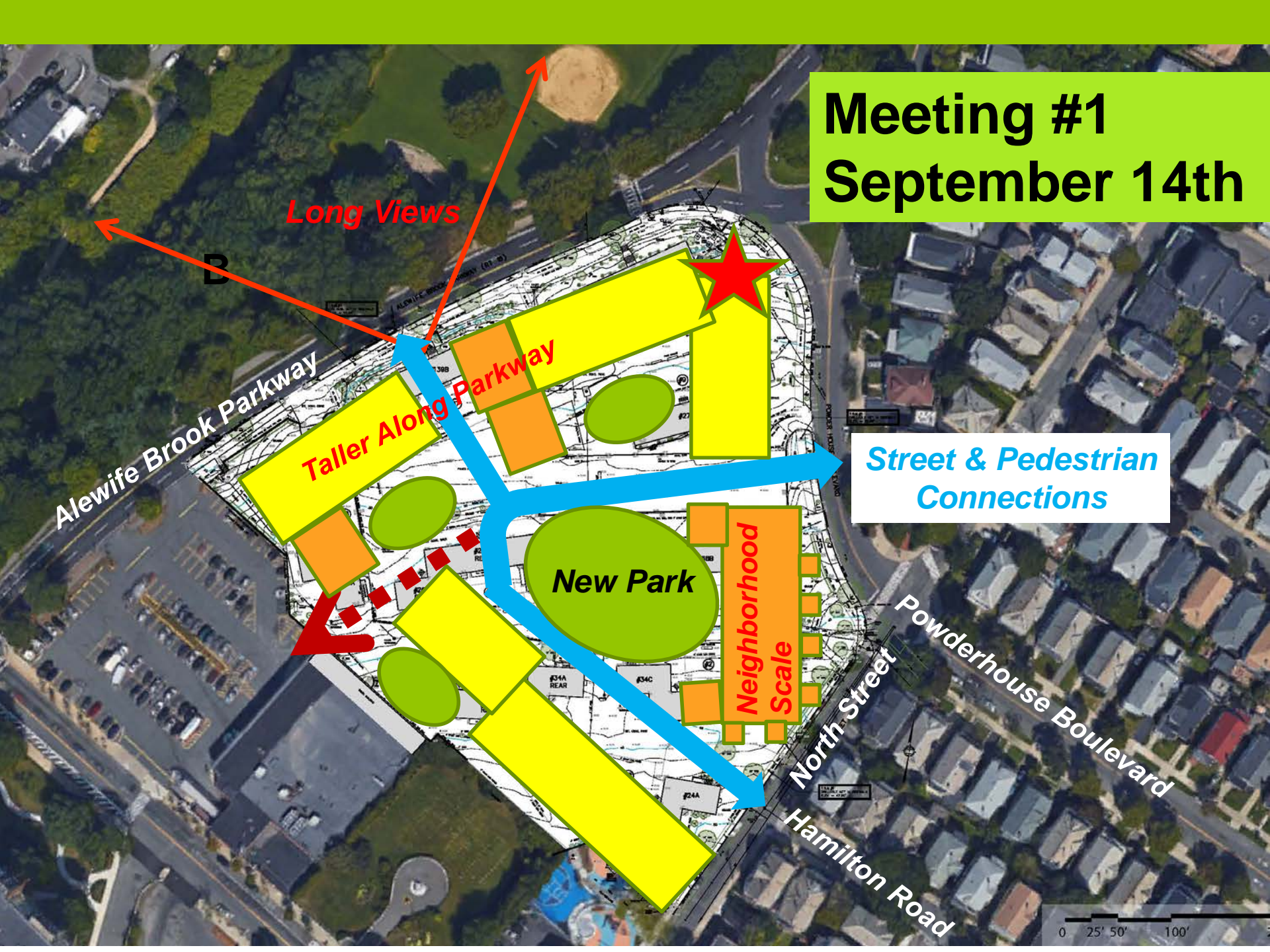
Street & Pedestrian Connections

North Street

Powderhouse Boulevard

Hamilton Road

0 25' 50' 100'




Feedback from Meeting 1

Nine Main Topics:

- ***Traffic***
- ***Parking***
- ***Integrating into the Neighborhood***
- ***Density***
- ***Building Style***
- ***Affordability***
- ***Budget***
- ***Public Impact***
- ***Timeline***

Meeting #2 October 8th



BUILDING A
1-story parking garage +
6-story residential
82 units

BUILDING B
2-story parking garage +
6-story residential
302 units

BUILDING D
1-story parking garage +
6-story residential
95 units

BUILDING C
1-story parking garage +
4-story residential
83 units

Feedback from Break Out Meetings

- ***Traffic & Parking***
- ***Design & Density***
- ***Open Space***
- ***Economics of the Deal***

PREFERRED CONCEPT

Preferred Concept

New Street Grid



Preferred Concept



ALEWIFE
BROOK
RESERVATION

New Street Grid

MIDRISE A
(6 STORIES)

MIDRISE B
(6 STORIES)

MIDRISE C
(4 STORIES)

*Central
Landscaped
Open space*

STOP AND
SHOP

MIDRISE D
(6 STORIES)
VETERAN'S
CEMETERY

NORTH STREET
PARK

NORTH STREET
POWDERHOUSE BLVD
HAMILTON STREET



Preferred Concept



ALEWIFE
BROOK
RESERVATION

MIDRISE B
(6 STORIES)

ALEWIFE BROOK PARKWAY

New Street Grid

MIDRISE A
(6 STORIES)

MIDRISE C
(4 STORIES)

Extensive open space along edges

Central Landscaped Open space

STOP AND SHOP

MIDRISE D
(6 STORIES)

VETERAN'S
CEMETERY

NORTH ST.
PARK

NORTH
ST.

HAMILTON STREET

Preferred Concept

Taller Buildings along Alewife

ALEWIFE BROOK RESERVATION

New Street Grid

MIDRISE A (6 STORIES)

MIDRISE B (6 STORIES)

Lower buildings Along Powderhouse

Extensive open space along edges

Central Landscaped Open space

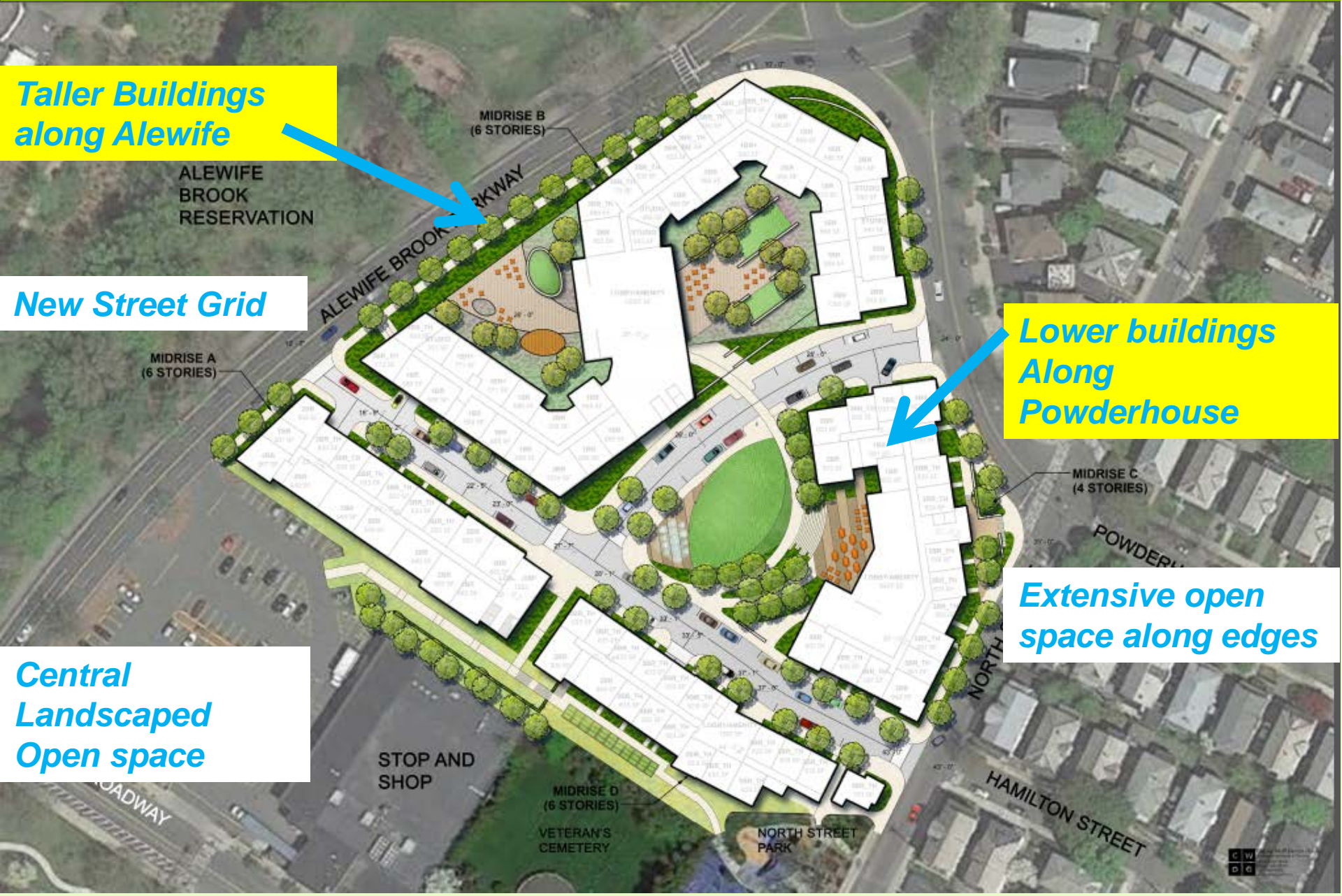
STOP AND SHOP

MIDRISE D (6 STORIES)
VETERAN'S CEMETERY

NORTH STREET PARK

MIDRISE C (4 STORIES)

HAMILTON STREET



Preferred Concept

Taller Buildings along Alewife

ALEWIFE BROOK RESERVATION

MIDRISE B (6 STORIES)

ALEWIFE BROOK PARKWAY

Parking Under all Buildings and covered by landscaped open space

New Street Grid

MIDRISE A (6 STORIES)

Lower buildings Along Powderhouse

Extensive open space along edges

Central Landscaped Open space

STOP AND SHOP

MIDRISE D (6 STORIES)
VETERAN'S CEMETERY

NORTH STREET PARK

MIDRISE C (4 STORIES)

POWDERHOUSE

NORTH
HAMILTON STREET



Preferred Concept – 42% Open Space



TOTAL AREA: 257,797 SF
TOTAL OPEN SPACE: 83,996 SF
TOTAL STREETScape: 24,465 SF
TOTAL VEHICULAR CIRCULATION: 27,650 SF
PERCENTAGE OF SITE PRESERVED AS OPEN AND STREETScape: 42%

TRAFFIC & PARKING

Traffic & Parking

Enhanced Distribution

Managed Movement --for Traffic Safety

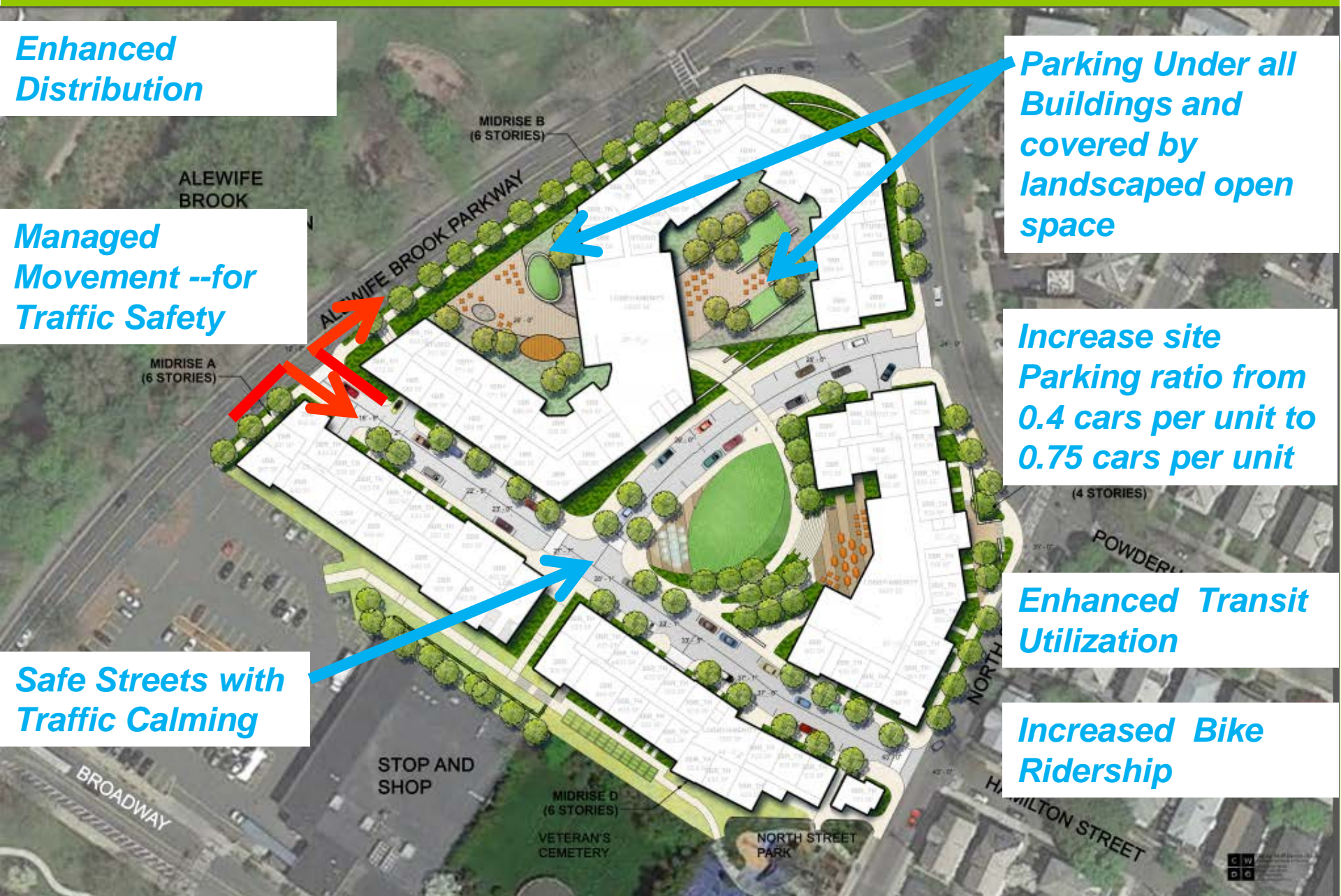
Safe Streets with Traffic Calming

Parking Under all Buildings and covered by landscaped open space

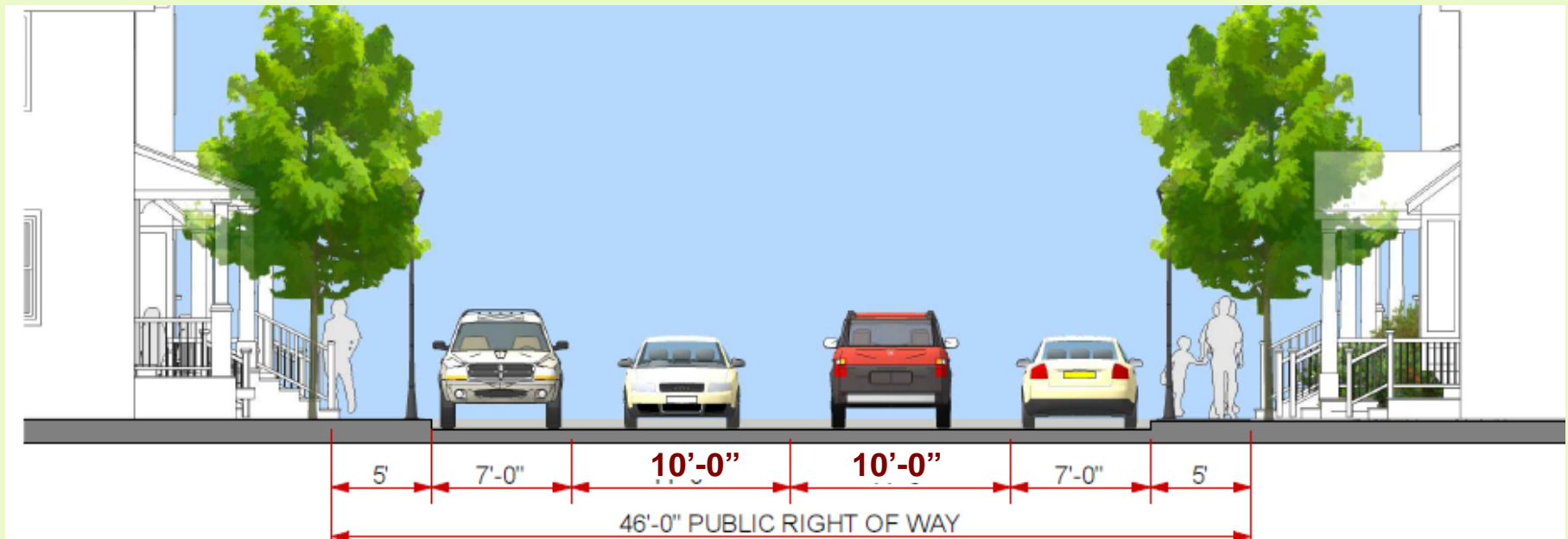
Increase site Parking ratio from 0.4 cars per unit to 0.75 cars per unit

Enhanced Transit Utilization

Increased Bike Ridership



STREETS DESIGNED TO SLOW TRAFFIC



STREETS DESIGNED TO SLOW TRAFFIC



TRAFFIC CALMING



Curb Extensions & ADA Ramps



Raised Intersections

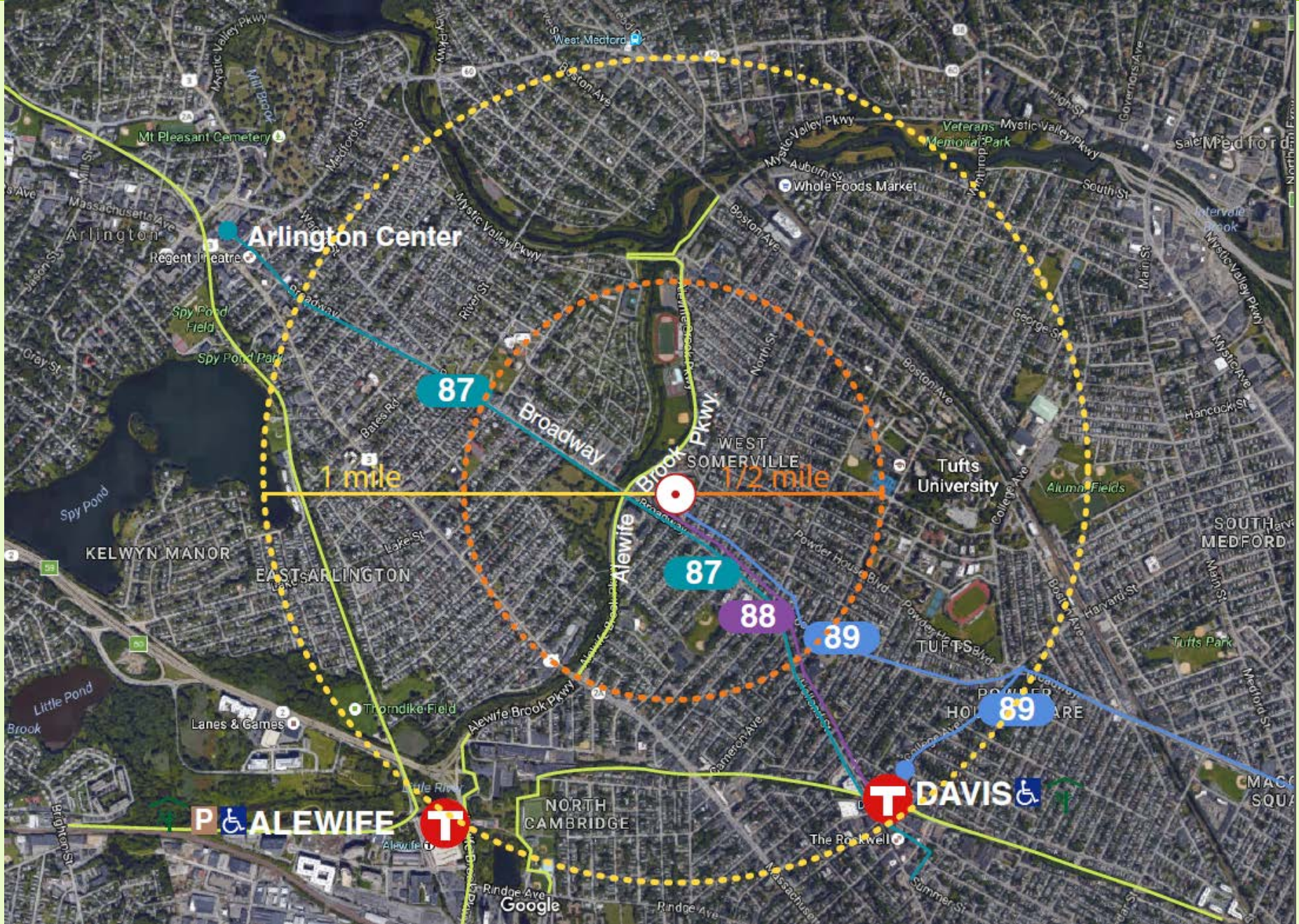


Raised Crosswalks & Pedestrian Crossing Signage

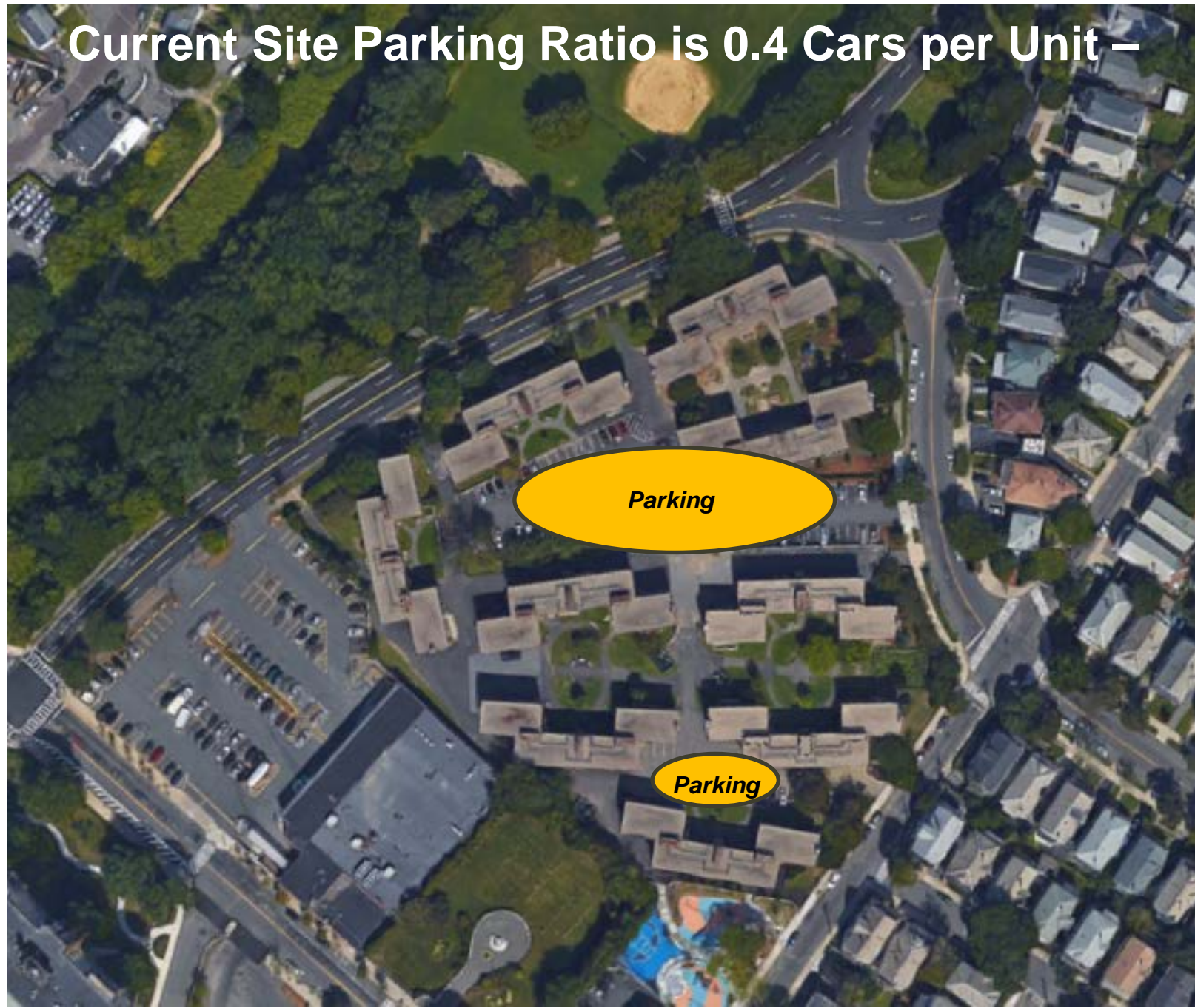


Street Trees & Wide, Continuous Sidewalks

ENCOURAGE TRANSIT UTILIZATION



Current Site Parking Ratio is 0.4 Cars per Unit –



New Site has 0.75 Cars per Unit



MIDRISE D
(6 STORIES)

Broadway

North St

Hamilton

0 25' 50' 100'

OPEN SPACE

Open Space



“Parkway Edge”

ALEWIFE
BROOK
RESERVATION

**“Neighborhood
Street”**

MIDRISE B
(6 STORIES)

ALEWIFE BROOK PARKWAY

**“Landscaped
Courtyards”**

**“Community
Green”**

“Welcome Park”

“Garden Walkway”

STOP AND
SHOP

MIDRISE D
(6 STORIES)
VETERAN'S
CEMETERY

NORTH STREET
PARK

NORTH STREET

POWDERHOUSE BLVD

HAMILTON STREET



COMMUNITY GREEN



WELCOME PARK at Corner of North Street & Powderhouse



NEIGHBORHOOD STREET



DESIGN & DENSITY

Design & Density

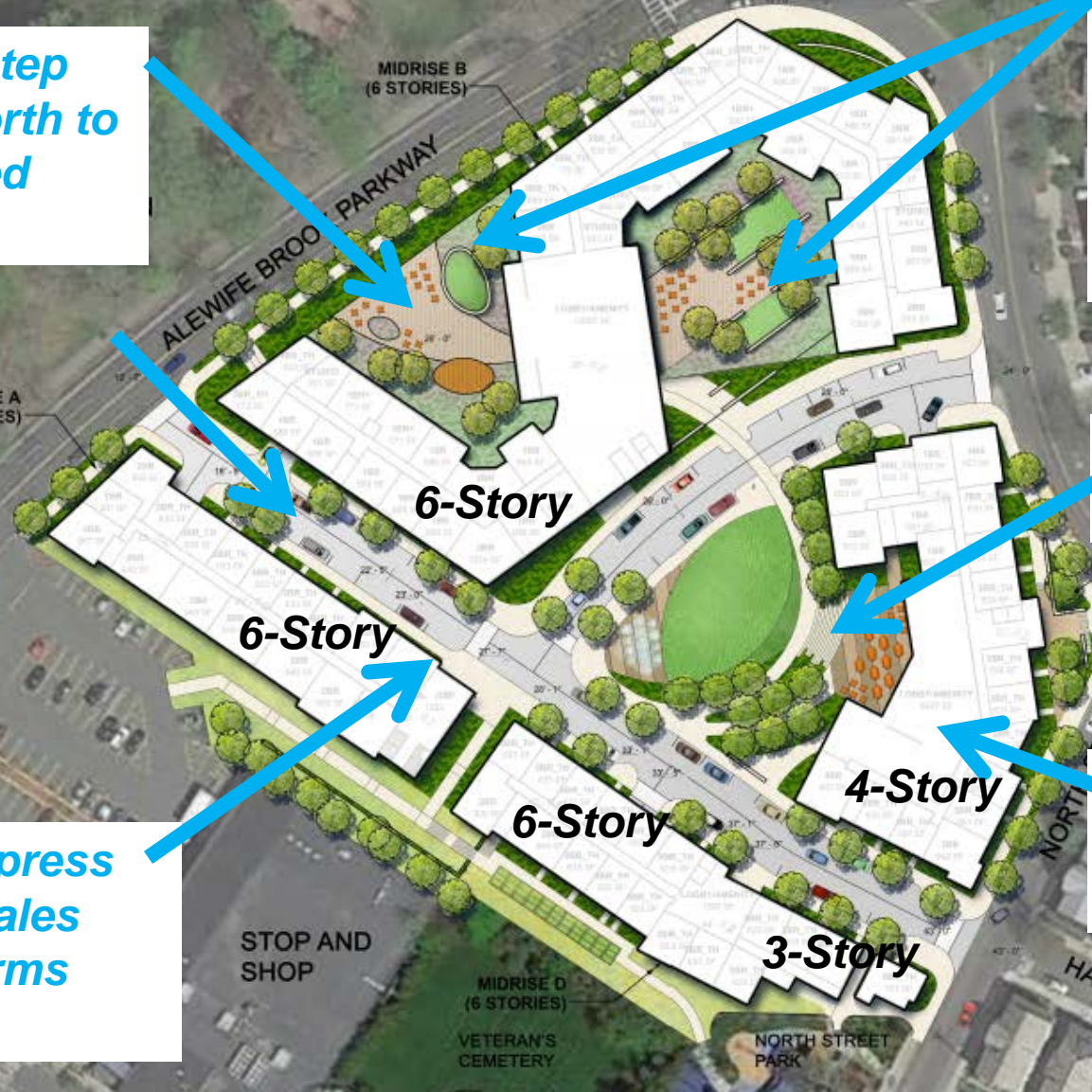
Buildings Step back and forth to create varied open space

Parking hidden below courtyards allows extensive green space – 42% of site is open space

Buildings engage Open spaces

Different building scales are mixed across the site

Facades express different scales and roof forms vary





Buildings step down along the hillside with parking tucked below

Building facades:

- *Step in plan*
- *Step in elevation*
- *Vary in color & material*

TALLER BUILDINGS ALONG ALEWIFE BROOK PARKWAY

*Lushly
Landscaped
15 foot setback*

*Deeply Recessed
Landscaped
Courtyards*

*Townhouses
Line Setback
From street*

*Corners
highlighted
with bays & decks*



TALLER BUILDINGS ALONG ALEWIFE BROOK PARKWAY

Buildings Scaled to engage Neighborhood

Corner marks Welcoming Site Entry

Top Floor Setback



NEW STREET AT POWDERHOUSE BOULEVARD

*Buildings step
to express
Townhouse scale
and form*

*Varied
Façade Color
To enhance
Residential scale*

*Building
Entry highlighted
on Façade*

*Building A
shifts back to
look into
courtyard*



VIEW ALONG POWDERHOUSE BOULEVARD

*Townhouses line
Lower levels of building
With private front doors & stoops*

*Scale to engage
Neighbors*

*Deep yards
Along sidewalks*



NEW HAMILTON STREET EXTENSION

*Townhouse Scale
At Site Entry*

*Corner
Element*

*2-story Porches Recall
forms in North Street
Neighborhood*

*3-Story Building
With Dormers*



COMMON GREEN

*Courtyard Level
with
Central Open
Space*

*Broad, open,
Inviting
Common
Green*

*4-Story
Buildings
Wrap Common
Green*

*Mix of
Materials &
Textures &
Roof Forms*



HOUSING WRAPS COMMON GREEN

*Townhouses
Engage
Sidewalks with
Stoops*

*Broad, open,
Inviting
Common Core*

*Varied
Roof Forms*

*Mix of
Materials &
Textures*



HOUSING PROGRAM

Financial Issues:

- *What will the Redevelopment cost?*
- *How will we pay for it?*
- *How will the market-rate & public housing units be mixed across the site?*
- *How can we be assured that the current residents can afford to stay?*
- *What is the effect on Somerville city finances?*

Timeline

Community Meetings Summer/Fall 2016

- At least four public meetings, of which this is the third
- Next meeting **Wednesday, December 7th**
- Keep up to date: **www.clarendonhill.org**

Timeline

Permitting & Approvals to begin **Winter 2016**

- Once we have a plan with community support, move towards refining the details of the plans for an early 2017 submission to the Planning Department
- Under review for 2 months, 60 days
- Hope to go to **Zoning Board in March/April 2017**
- **Targeting Fall 2017 Ground Breaking**

Focus Groups:

More detailed discussion on:

- **TRAFFIC & PARKING**
- **OPEN SPACE**
- **DESIGN & DENSITY**
- **HOUSING PROGRAM**